

Members Present: Greg Heyer, Mark Kane, Martha Varney

Public Present: Amber Soter, ZA

7:00 PM – G. Heyer called the meeting to order.

7:05 PM- M. Kane made a motion to approve the minutes from January 29, 2019. **M. Varney**2nd. All in favor.

There was discussion about waivers. Waiver discussion included setback waivers, height waivers, administrative waivers, DRB site plan required items, and site plan submission information waivers. The ZA would issue a recommendation to the applicant on items that may be deemed non-essential and they would apply to the DRB for this with the ZA recommendation. Nothing was determined and only initial discussions took place.

There was review of the revised Accessory apartment regulations. Some of the proposed changes included increasing the square footage to all for 800 sq feet or 30% of the finished floor space of the existing primary residence. Discussion around this is making sure there is adequate parking, still only one bedroom, septic capacity etc. Discussion on whether the accessory dwelling should be attached to the primary residence in the growth center or no new structure built? Also, discussion about operating farms and how the regulations differ for them.

Review of Section 2.2.C- items not requiring a Zoning Permit. There was discussion regarding incidental structures and what would qualify. Should there be a 90 day limit on temporary structures that don't need to meet setbacks (moving pods and the such). Should anything permanent no matter the size require a building permit? The general consensus was that if over 100sq ft a building permit would be required, whether incidental or not. Setbacks for these were discussed. Also- fence setbacks were discussed. The talk was 2ft unless a joint application is filed for it to be on boundary line.

The next Planning Commission meeting will be March 19, 2019 .

9:20 PM – M. Kane moved to adjourn; **M. Varney** second. All in favor.

Respectfully submitted,
Amber Soter, Assistant to the Planning Commission

Signed: _____ Date: _____
For the Planning Commission

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These minutes are unofficial until approved at the next regularly-scheduled meeting. All motions were unanimous unless otherwise indicated.